



May 25, 2022

Dan Albrecht, MA, MS
Senior Planner
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, VT 05404

Stone Project No. 17-142

Subject: Corrective Action Plan, Champlain Transmission, 314 North Winooski Ave, Burlington, Vermont

Dear Dan,

Stone Environmental Inc., (Stone) is pleased to present the following proposal to prepare a Corrective Action Plan (CAP) to support the redevelopment of the property located at 314 North Winooski Avenue, Burlington, Vermont (the Site). This proposal is in response to a telephone conversation between you and Stone on May 25, 2022. A proposal to perform an Underground Storage Tank (UST) Closure Assessment and prepare a CAP was previously submitted to Chittenden County Regional Planning Commission (CCRPC) on November 11, 2021. CCRPC partially funded the UST closure assessment, which was completed on March 29, 2022. There was no evidence of a release of petroleum from the UST. However, contamination remains in the subsurface due to use of the property for automotive repair.

The property owner is Goldenjunk LLC, who also owns Junktiques Collective on 324 N Winooski Avenue in Burlington, Vermont. The redevelopment plan for the Site is in the midst of being implemented as an extension to Junktiques Collective, with an outdoor market, live music, and food trucks in the Burlington old north end. The first market was on May 21, 2022 and the market will take place from 12 to 5 pm every Saturday and Sunday in the parking lot of the former Champlain Transmission. To find out more information about the market follow this link:

<https://www.burlingtonfreepress.com/story/news/2022/04/29/junktiques-announces-outdoor-market-djs-food-trucks-and-more/9571220002/>

The CAP will be prepared in accordance with the Investigation and Remediation of Contaminated Properties Rule. The CAP will be implemented to compliment the redevelopment plan for the Site building, including storage for Junktiques Collective and an additional commercial store front. Currently the Site building is vacant. Goldenjunk LLC plans to meet with the City of Burlington Community and Economic Development Office on May 31, 2022 to discuss the project and potential for economic development in the old north end.

The project schedule and costs to prepare the CAP are below, and funding from CCPRC will allow the project to move toward redevelopment.

1. Project Schedule

Stone is prepared to begin the CAP within one week of contracting. Table 1, below, provides a proposed project timeline assuming a Task Order is issued by June 8, 2022.

Table 1. Proposed Project Timeline

Task	Duration	Anticipated Start Date	Anticipated Completion Date
Draft CAP	2 weeks	June 8, 2022	June 22, 2022
CAP Review (CCRPC)	1 week	June 22, 2022	June 29, 2022
Regulatory Review	30 days	June 29, 2022	July 29, 2022
Public Comment Period	30 days	July 30, 2022	August 30, 2022
Final CAP	3 days	August 30, 2022	September 2, 2022

Schedule for implementation of the selected remedy will be developed within the CAP.

2. Cost Estimate

The estimated cost to perform our proposed Scope of Services is \$4,288. All costs will be billed on a time-and-materials to a maximum basis; we will not exceed the proposed budget without your prior consent.

Table 2. Proposed Budget

Task		Professional Services	Consultant	Expenses	Total
1	Task 1 - Corrective Action Plan	\$4,288	\$0	\$0	\$4,288
TOTAL		\$4,288	\$0	\$0	\$4,288

3. General Terms and Conditions

Our proposed Scope of Services will be performed pursuant to the brownfield assessment general services contract between CCRPC and Stone. We look forward to continuing to work with you on this project. Please contact me if you have any questions.

Sincerely,



Katrina Mattice, PE
Project Engineer

Direct Phone / 802.229.6434

E-Mail / kmattice@stone-env.com

NEWS

Junktiques Collective making big changes: Here's what's coming to the Old North End shop



April Fisher

Burlington Free Press

Published 5:04 a.m. ET April 29, 2022 | Updated 10:59 a.m. ET April 29, 2022

Junktiques Collective, the 20-year-old antique shop staple of Burlington's Old North End, is starting an outdoor market with live music, DJ's, food trucks and more.

Starting May 21, the market will take place from 12-5 p.m. every Saturday and Sunday in the parking lot of the former Champlain Transmission and Service Center garage at the corner of North Winooski Avenue and Archibald Street.

Owner Phinneus Sonin announced on Facebook yesterday that he purchased the lot and garage a few months ago.

"I felt [the lot] needed to be loved for by someone who cares about our neighborhood and wants to create a space that can help transform the landscape and manifest a space for gathering," Sonin said.

The outdoor market will be an addition to the Junktiques storefront, which will continue to operate at 324 N. Winooski Ave.

Sonin said he will be renting out spots at the outdoor market for vendors to sell their goods alongside Junktiques'.

"I am seeking people who are interested in creating a vibrant marketplace," Sonin said.

Customers and neighbors weigh in

Customer Hannah Nicholson was outside Junktiques on April 28 after bartering for a purchase (a practice encouraged by the store). She said she's excited about the new market.

"I like the store as it is and I like that they're adding to it," Nicholson said. "It's one of my favorite places. I just bought an organ for 80 bucks. So that's pretty sick."

Customer Dalton Bassett was also outside Junktiques on April 28, standing next to an old rocking horse and mannequin wearing used clothing.

"I love Junktiques," Bassett said. "I love buying things used. A lot of the furniture in my apartment is used. It just feels wasteful to order things from a store brand new when there's so much of this stuff that we're standing around right now that people aren't using."

Bassett said he lives down the street from Junktiques and is looking forward to the outdoor market's contributions to the neighborhood.

Fostering community in the Old North End is a stated goal of Junktiques for the outdoor market.

"I've got a lot of components including a ping pong table for neighbors to use," Sonin said in a text message. "I want people to congregate and have unique experiences."

Contact April Fisher at amfisher@freepressmedia.com. Follow on Twitter: @AMFisherMedia

Brownfields Site Evaluation		
Project Name: Junktiques		
Address/Project Location: 314 North Winooski Avenue		
Applicant: Goldenjunk, LLC		
Reviewer: Dan Albrecht		
Required Characteristics	Possible Points	Scoring
Is the property owner willing to sign a Participation Agreement and Site Access	Yes = continue	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility	No = Not eligible	Yes
Is the planned use consistent with current zoning?		Yes
Project Location (10 pts Total)		
Is the project located in Burlington or Winooski?	(Yes=2, No=0)	2
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	2
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	0
Project Location Economic Conditions (5 pts Total)		
Is the project located in an area where the poverty rate is higher than the County-wide average?	(Yes=5, No=0)	5
Housing Potential (30 points total)		
Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	0
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	0
Commercial Potential (20 points total)		
Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	10
Is the project a mixed-use project?		
Open Space and Recreation Potential (10 points total)		
Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?	Up to 10 points	0
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?		
Project Economic Impact (25 pts Total)		
Does the project have the potential to create or retain jobs?	1 point per FTE job, up to 10 points	10
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	10
Does the project have other economic development benefits?		
Initial Score 100 points possible		43
Bonus Categories		
If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	0
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	(Yes=15, No=0)	15
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	0
Additional Notes:	Bonus Score 45 points possible	15
TOTAL SCORE		58

June 9, 2022

Dan Albrecht
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, VT 05404



Re: Proposal – Phase I Environmental Site Assessment and Additional Consulting Support,
Howard Center for Human Services Administrative Offices, Burlington, Vermont

Dear Dan:

VHB is pleased to present the Chittenden County Regional Planning Commission (CCRPC) with the following Proposal for a Phase I Environmental Site Assessment (ESA) of the Howard Center for Human Services Property located at 300 Flynn Avenue and 855 Pine Street in Burlington, Vermont (the Property). VHB understands that the Property consists of an approximately 2.19-acre parcel that is occupied by administrative offices for the Howard Center for Human Services, a parking lot, and a grass yard. The Property has historically operated as offices for various companies, a convent, and a farm prior to development in the 1960s.

This proposal includes the performance of a Phase I ESA and additional consulting services to support the planning of the proposed redevelopment project for the Property.

Phase I ESA

The primary objective of the Phase I ESA is to identify the presence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and controlled recognized environmental conditions (CRECs) in the form of hazardous waste, petroleum products and/or solid waste issues that are presently (and/or previously) associated with the Property. This ESA will be conducted within the scope and limitations of the American Society for Testing and Materials' (ASTM) Standard Practice for Environmental Site Assessments E 1527-13 and in compliance with the federal regulations for environmental due diligence: 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries (AAI).

The information gathered during the Phase I ESA will be used to form an opinion of the nature of the environmental conditions and will provide a basis from which a scope could be developed for Phase II ESA investigations, if warranted. The following tasks will be included in the Phase I ESA for the property:

- Interviews with past and present owners, operators, and occupants (§ 312.23)
 - *Environmental Questionnaire.* A questionnaire concerning background information, solid and hazardous wastes, surface water/water quality, air pollution,



spills, underground storage tanks (USTs), polychlorinated biphenyls (PCBs), and asbestos is provided to the person deemed to be the most knowledgeable about the site history.

- *User Questionnaire.* A User questionnaire specific to the AAI standards provided by VHB for preparation by each property owner, or whoever will be considered the User of the ESA information.
- *General Interviews.* Telephone and / or in-person interviews will be conducted, when possible, with current occupants, former occupants, neighboring property owners, the local fire chief, the local health officer, and other individuals who may be knowledgeable of the Sites and past emergency spill or environmental releases.
- Search for recorded environmental cleanup liens (§ 312.25)
 - VHB will perform a review of the local Land Records. If an environmental lien is identified that is associated with the sites it will be identified in the Phase I reports. In accordance with ASTM standards the lien search is a user responsibility and should be completed by a title professional.
- Review of federal, tribal, state, and local government records (§ 312.26)
 - *Regulatory file review.* VHB will check the site status with applicable regulatory authorities to determine if spills or other events of environmental concern have occurred on the properties. We will determine if the properties are currently on any hazardous sites lists with the state and federal governments.
- Visual inspections of the facilities and of adjoining properties (§ 312.27)
 - *Site Reconnaissance.* We will perform a site reconnaissance at the property to visually assess the site and note any evidence of potential releases of hazardous materials to the environment and any potential receptors in the area. The site reconnaissance will involve looking for products or wastes on the ground, surface soil staining, sheens or discoloration of surface water, areas of dead or stressed vegetation, and other site features such as UST fill and vent lines, evidence of buried materials and drums, all of which may be indicators of existing contamination.
- A declaration by an Environmental Professional as to the presence of RECs and an opinion as to the significance of the environmental conditions identified. (§ 312.21(d)).
- VHB staff will prepare maps in GIS or CAD using available data, including GIS files provided by CCRPC and/or the City of Burlington, if available.
- Property history will be gathered to establish the past uses of the Property. This will consist of a review of available land records as necessary to determine the ownership



history. If available, aerial photographs will be studied to help identify previous structures that might indicate any past disposal and storage practices. VHB will attempt, using a reasonable approach consistent with the AAI standard, to trace the site histories back to their earliest developed use. We will conduct interviews with present and past (if possible) owners or operators of the sites, or others familiar with the history of the area. We will also perform a review of land use records (as necessary), including a search for environmental liens, which is a specific requirement of the newly promulgated AAI standards. We will review available early United States Geological Survey (USGS) topographic maps and/or Sanborn Fire Insurance maps, which may provide us with a historical record of past use of the property dating back to the late 1800s.

- Findings of the assessments and recommendations regarding further investigations will be presented in a written report for the Site that conform with reporting requirements in ASTM E 1527-13 Part 12 and/or 40 CFR Parts 312.21 and 312.31 (AAI Final Rule). The report will include an overview of the scope of the Phase I ESA, a discussion of the methodologies and inquiries, and a results section discussing the physical setting, site background and history, regulatory status and conclusions. The report will include a summary of sensitive receptors and location, using as much information as may be available. Furthermore, for each identified environmental condition (REC, HREC, CREC, and non-scope), VHB will provide a narrative description of the condition, followed by a brief description of recommended investigative actions or methods which would lead to a conclusion about whether or not there is a presence of hazardous or petroleum substances at each site. A site plan or map utilizing icons or descriptive call out arrows will be included in each report to show important site features and any recognized environmental conditions and non-ASTM scope environmental conditions which may be identified. The site plans or maps will also illustrate information about environmental conditions characterized in whole or in part by previous site investigations. VHB will construct the plans or maps needed to clearly illustrate features.

Additional Consulting Support - Investigation Planning

In addition to performing the Phase I ESA, VHB will meet with stakeholders to discuss the implications of the findings and collaborate regarding the potential next steps (e.g. hazardous building material assessment, Phase II environmental investigation, etc.) that may be recommended or required in the context of the project following issuance of the final Phase I ESA. VHB will outline the proposed next steps and estimate an approximate cost that could be used for planning purposes. VHB has found that this additional collaboration generates a better understanding amongst stakeholders and leads to a more transparent process for those involved.

Schedule

If given authorization to proceed on or before June 17, 2022, we anticipate completion of the Site reconnaissance, interviews, regulatory review, and submittal of draft Phase I ESA to CCRPC by August 12, 2022. After review by CCRPC, VHB will address any comments or questions presented



by CCRPC and submit the draft Phase I ESA to the Vermont Department of Environmental Conservation (VTDEC) and the United States Environmental Protection Agency (EPA) for comment. VHB will issue the final Phase I ESA, within 1-week of receiving all regulator comments. A finalized electronic copy of the Phase I ESA will then be provided to CCRPC for distribution. VHB will also issue CCRPC a paper copy of the text portion of the report, as requested.

Although we will endeavor to adhere to this timeline, delays beyond our control due to weather, access agreement challenges, client review, the COVID-19 pandemic, regulatory approval, stakeholder delay in response, etc. may impact the schedule.

Estimated Probable Cost

VHB estimates the cost as follows:

- Phase I ESA to be approximately **\$4,571**:
- Additional consulting support and Investigation Scoping to be approximately **\$1,960**,
- **Total estimated cost of \$6,531.**

Should additional time and/or expenses be required to complete this project, a detailed description of the circumstances leading to any needed additional effort, along with a proposed revised budget, will be prepared and submitted to CCRPC for review and approval prior to proceeding with any additional work.

We appreciate the opportunity to provide this proposal to CCRPC to conduct a Phase I ESA of the Howard Center for Human Services Property in Burlington, Vermont. If you have any questions regarding this proposal or require additional information, please contact me.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in black ink, appearing to read "Kurt Muller", with a long horizontal line extending to the right.

Kurt Muller, P.E.

Director of Site Investigation and Remediation - Vermont
kmuller@vhab.com

Description	Billing Rate/Unit	# Units	Units	Est. Cost	Notes
Phase I ESA					
VHB Labor					
Project Manager	\$170 hr.	4 hrs.		\$680	Project Management, Review Site Visit, Land Records Review, Regulator
Project Scientist/Engineer	\$110 hr.	16 hrs.		\$1,760	Correspondence, Interviews, Report Preparation
Staff Scientist/Engineer	\$100 hr.	14 hrs.		\$1,400	Research and Reporting Support
Sr. CADD/GIS	\$100 hr.	3 hrs.		\$300	Figure Preparation
Mileage	\$0.585 mile	78 miles		\$46	Round trip from Montplier Office
Labor Subtotal				\$4,186	
Sub-contractor & Equipment Costs					
EDR Report (Standard)	\$350 each	1 event		\$350	
				10% standard subcontractor fee	\$35
Subcontractor Costs Subtotal				\$385	

Phase I Sub-Total \$4,571

Description	Billing Rate/Unit	# Units	Units	Est. Cost	Notes
<u>Additional Consulting Support (Time and Materials)</u>					
<i>VHB Labor</i>					
Project Manager	\$170 hr.	4	hrs.	\$680	Planning, coordination, and support to transition to Phase II ESA scope development
Project Scientist/Engineer	\$110 hr.	8	hrs.	\$880	
Staff Scientist/Engineer	\$100 hr.	4	hrs.	\$400	

Additional Consulting Support Total \$1,960

Total for Both Tasks: \$6,531

Dan Albrecht

From: Joe Weith <jweith@whiteandburke.com>
Sent: Monday, June 13, 2022 5:26 PM
To: Dan Albrecht
Cc: Taylor Newton
Subject: RE: Howard Ctr, basic info
Attachments: C2-01 Sketch Plan.pdf

Hi Dan,

See my responses to your questions below:



White + Burke Real Estate Advisors Your Outsourced Real Estate Department

Joe Weith, CCIM
Senior Project Manager
(he/him)

40 College Street, Suite 100
PO Box 1007
Burlington, VT 05402-1007
P: 802-862-1225 x18
www.whiteandburke.com

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From: Dan Albrecht <dalbrecht@ccrpcvt.org>
Sent: Monday, June 6, 2022 5:34 PM
To: Joe Weith <jweith@whiteandburke.com>
Cc: Taylor Newton <TNewton@ccrpcvt.org>
Subject: Howard Ctr, basic info

*** This email originated outside your organization ***

Hi Joe: working on my simple evaluation of the impacts of the property.

How many current employees work at the site and what is the ballpark number of new employees that will work there? The current programs at the site employ 340 people. Not everyone actually has an office and works on site. Many work in the field making home calls to clients, work in the schools, etc., and only occasionally visit the building for meetings. The proposed programs for the redeveloped site will employ 979 people. It should be noted that the 979 employees are existing and will be relocated to 300 Flynn Ave from other existing locations in Burlington and Chittenden County. Howard Center anticipates future growth in employees and clients, but they haven't yet determined exactly how much

growth will occur. That will be one of the first things they do as soon as they get an architect on board who will work with them on fine tuning the program for the building, including identifying how much “extra” space to include to accommodate future growth. We have an RFP out for architectural services and should have someone on board by the end of the month.

To what degree or percentage will this expand the services/capability of Howard Center at this location? e.g. currently see/treat 40 people a day there, this will enable them to see/treat X per day. Similar to the answer above, the current site serves a caseload of 1523 clients. The redeveloped site will serve a caseload of 3913 clients. But again, these are existing caseloads that will be relocated from other locations in Burlington and Chittenden County. Future growth in caseloads is yet to be determined.

Will this create any open space or parklets for the general public to use? Attached is the conceptual site plan for the project. As you can see, the site is significantly constrained by Engelsby Brook and required conservation setbacks. This does not leave much if any area for open space or parklets for use by the general public. We will, however, be including a large conference room that will be open to the community for neighborhood meetings, etc. The conference room is currently planned for the Pine Street end of the building. It will have its own entrance off Pine Street so the remainder of the building can be secured.

Are there plans for more use of green infrastructure to treat SW there? Yes, we are planning to remove the paved parking lot off Pine Street and construct in its place a stormwater retention area/bio swale. We will also likely be using subsurface stormwater chambers because of the limited development area on the site.

Any ballpark numbers on whether the amount of landscaping on the property will increase? We have not gotten that far in design.

Haz Burlington P&Z blessed the concept or sketch? We have not yet met with P&Z. We will meet with them shortly as soon as we have an A/E team on board.

When do you hope to start demolition? Construction? Thanks, Dan. Our current preliminary schedule has us starting demo/construction in fall 2023 with occupancy in fall 2024.

Dan Albrecht, Senior Planner

Chittenden County Regional Planning Commission

110 West Canal Street, Suite 202

Winooski, VT 05404

The CCRPC is open to visitors. I am in the office most days and can be reached at 802-861-0133. Feel free to call my cell at 802-324-4642 if you don't hear back from me in a few hours.

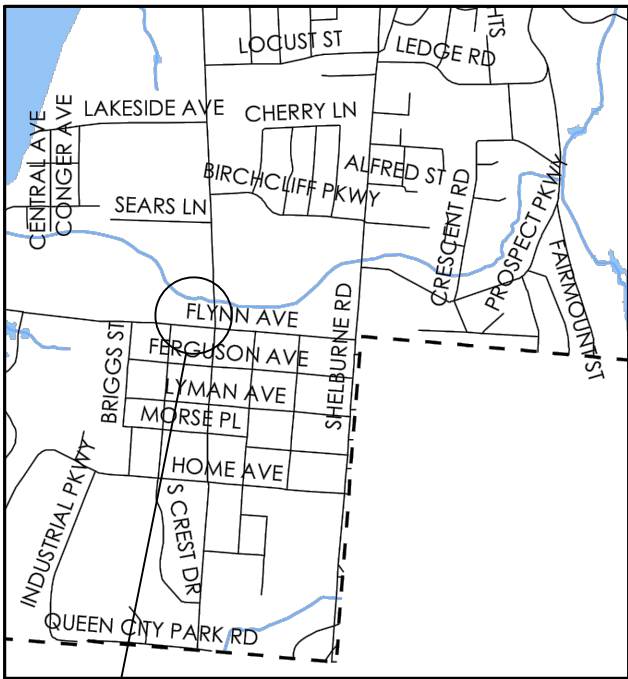




ENGINEERING • SURVEY
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478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495
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Revisions	No.	Description	Date	By



PROJECT LOCATION

PROJECT INFORMATION:

- OWNER OF RECORD: HOWARD CENTER
855 PINE STREET
BURLINGTON, VERMONT 05401
- TAX PARCEL ID: Parcel ID: 057-1-006.000 Span: 114-035-19505
- PHYSICAL ADDRESS OF PROPERTY: 300 FLYNN AVENUE
BURLINGTON, VERMONT 05401
- PARCEL SIZE: 2.19± ACRES

ZONING NOTES:

- ZONING DISTRICT: NEIGHBORHOOD MIXED-USE (NMU) DISTRICT
NATURAL RESOURCE OVERLAYS
DESIGN REVIEW OVERLAY
- NR OVERLAYS: RIPARIAN/LITORAL - 100' FROM STREAM
WETLAND CONSERVATION - 100' FROM WETLAND
- SETBACKS: FRONT - 10' PINE ST AND FLYNN AVE
SIDE/REAR - 0' (NON-RESIDENTIAL DISTRICTS
ADJACENT)
- LOT COVERAGE: UPLAND AREA = 76,100 SF
MAX 80% (OF UPLAND) = 60,880 SF
- FAR CALC: MAX FAR = 2.0
LOT SIZE = 2.19 ACRES
MAX FLOOR AREA = 190,790 SF
- BUILDING HEIGHT: MIN: 22'; 2 STORIES
MAX: 35'
- PARKING: MULTI-MODAL PARKING DISTRICT
0 SPACE PARKING MIN.
45,750 SF * 3 SP/1000 SF FOR CRISIS COUNSELING =
138 SPACE PARKING MAX.

PROPOSED:

- BUILDING
FOOTPRINT: ±18,000 SF
GROSS FLOOR AREA: ±45,750 SF
- PARKING
SURFACE: 42 SPACES
SUBSTRUCTURE: 78 SPACES
TOTAL: 110 SPACES
- LOT COVERAGE: ±50% OF UPLAND (38,200 SF)

Parcel ID: 057-1-006.000 Span: 114-035-19505

Use of These Drawings

1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.

2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.

3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

6. It is the User's responsibility to ensure this copy contains the most current revisions.

DRAFT

Project Title

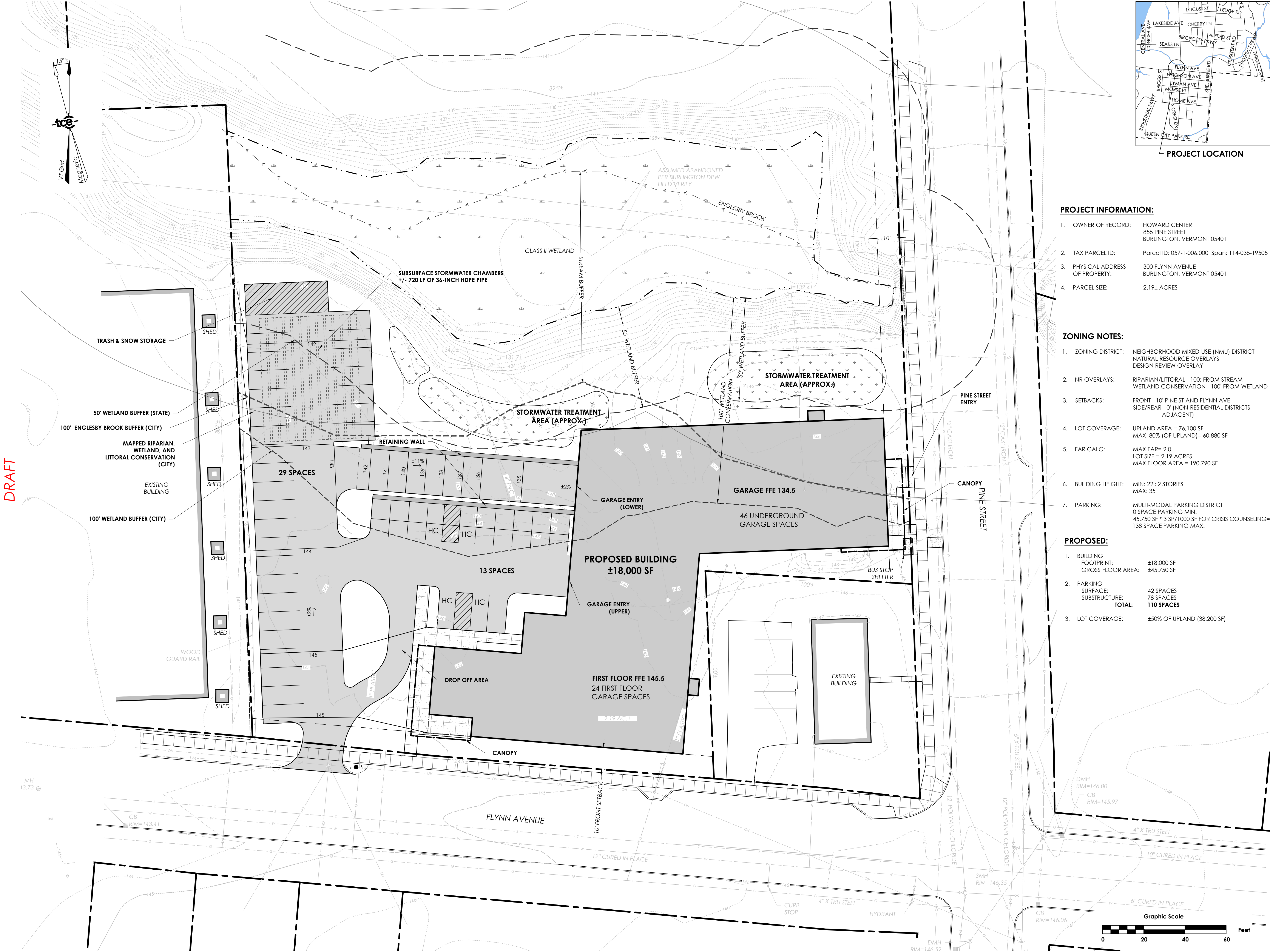
Howard Center
300 Flynn Avenue
Burlington, Vermont

Sheet Title

Sketch Plan

Date:	01/20/2022
Scale:	1" = 20'
Project Number:	21-303
Drawn By:	AAD
Project Engineer:	
Approved By:	
Field Book:	

C2-01



DRAFT

Brownfields Site Evaluation Criteria

Project Name: Howard Center Redevelopment

Address/Project Location: 300 Flynn Avenue, Burlington

Applicant: Howard Center for Human Services

Reviewer: Dan Albrecht

Required Characteristics	Possible Points	Scoring
Is the property owner willing to sign a Participation Agreement and Site Access	Yes = continue No = Not eligible	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility criteria for hazardous sites?		Yes
Is the planned use consistent with current zoning?		Yes

Project Location (10 pts Total)

Is the project located in Burlington or Winooski?	(Yes=2, No=0)	2
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	0
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	2

Project Location Economic Conditions (5 pts Total)

Is the project located in an area where the poverty rate is higher than the County-wide average?	Up to 5 points	5
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Housing Potential (30 points total)

Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	0
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	0

Commercial Potential (20 points total)

Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	20
Is the project a mixed-use project?		

Open Space and Recreation Potential (10 points total)

Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?	Up to 10 points	0
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?		

Project Economic Impact (25 pts Total)

Does the project have the potential to create or retain jobs (not including construction jobs)?	1 point per FTE job, up to 10 points	10
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	15
Does the project have other economic development benefits?		

Initial Score 100 points possible	58
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Bonus Categories

If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	2.5
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	Up to 15 points	15
Does proposed site cleanup mitigate impacts to surface water?	Up to 10 points	10

Additional Notes: <i>What is anticipated value of final investment, if known?</i> Not reported, however, "state education property taxes are projected to be approximately \$42,560 annually; municipal property taxes are project to be approximately \$20,175 annually" <i>What is project timeline, if known?</i> Project timeline not reported; project has an Act 250 hearing scheduled on January 9, 2017.	Bonus Score	
	45 points possible	27.5
	TOTAL SCORE	85.5



MEMORANDUM

TO: Brownfields Advisory Committee
FROM: Dan Albrecht, Senior Planner
DATE: June 14, 2022
RE: *Recommendations for Brownfields Projects Assistance Requests, 6/16/22 meeting*

Project support requests and detailed project descriptions available at:
<https://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

a. **BURLINGTON: Goldenjunk, LLC / Junktiques Collective 314 North Winooski Avenue**
REQUEST: \$4,288 for preparation of Corrective Action Plan (CAP), Stone Environmental

The Committee has previously authorized a variety of work at this site for both the prior owner and current owner. The new owner is using the space to complement their operations at their primary location a few doors away (See Burlington Free Press article at Committee webpage). Completion of the proposed CAP will further final redevelopment of the site.

Recommendation: Provide partial funding of \$3,000 using our EPA Petroleum Assessment grant.

b. **BURLINGTON: Howard Center for Human Services, 300 Flynn Avenue / 855 Pine Street.**
REQUEST: \$6,531 – Phase I ESA & Additional Consulting Support, VHB

The Howard Center is planning to begin demolition/construction in the fall of 2023 on a new facility which will be able to house more employees and serve more clientele than current operations. Completion of a Phase I ESA will help make the Center eligible for various grant funds while consulting advice on next steps will help the Center to better understand projected costs due to potential brownfields issues.

Recommendation: Provide partial funding of \$3,000 using our EPA Hazardous Substances grant.